

WARRANTY DEED  
035074  
Statutory Short Form

TRANSFER  
TAX  
PAID

I, **Julianna L. Williams** of Waterville, Kennebec County, State of Maine, for consideration paid, grant and convey to **Nancy M. Curtis and Daniel R. Curtis**, of 75 McGrath Pond Road, Oakland, Maine 04963, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

63-4

Three certain lots or parcels of land situated in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

PARCEL ONE: A certain lot or parcel of land situated on the northerly side of Columbia Road, bounded as follows:

Starting at a stake placed in the northerly line of Columbia Road, which stake is five hundred (500) feet easterly from an iron pin placed at the intersection of the northerly line of Columbia Road and the easterly line of Drummond Avenue; thence to the north at right angles to the northerly line of Columbia Road a distance of one hundred twenty-one and four tenths (121.4) feet; thence at right angles to the east a distance of fifty (50) feet to a stake; thence at right angles to the south a distance of one hundred twenty-one and four tenths (121.4) feet to a stake in the northerly line of Columbia Road; thence to the west along the northerly line of Columbia Road a distance of fifty (50) feet to the point of beginning.

The land herein conveyed is subject to the following restrictions which are to run with the land:

No building other than a private dwelling house for not over two family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty-five (25) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than six thousand (\$6,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

PARCEL TWO: A certain lot or parcel of land situated in said Waterville, bounded and described as follows, to wit:

Starting at a point in the northerly line of Columbia Road, which is the southwest corner of a lot of Parcel One described above; thence to the west along the northerly line of Columbia Road a distance of twenty-five (25) feet to a point; thence to the north at right angles and parallel to the westerly line of the parcel described above as Parcel One, a distance of one hundred twenty-one and thirty-three one hundredths (121.33) feet to a point where the northerly line of the above described Parcel One would intersect, if extended; thence to the east at right angles to the line last drawn a distance of twenty-five (25) feet to the northwest corner of land of the above described Parcel One a distance of one hundred twenty-one and thirty-three one hundredths (121.33) feet to the point of beginning.

The above described parcel of land is subject to the following restrictions, which are to run with the land, to wit:

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No building other than a private dwelling house for not over two family occupancy, together with private garage for use by occupants of the house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty-five (25) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than seven thousand five hundred (\$7,500.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street. In the event that the same owner owns contiguous lots having a continuous frontage of more than fifty (50) feet, then in such event, the restrictions herein shall apply to each full multiple of fifty (50) feet frontage. In other words, on a lot of land having a frontage of one hundred (100) feet on the street and being one hundred (100) feet deep, two (2) buildings may be erected in accordance with the restrictions herein. The Grantor shall not be held responsible for the enforcement of these restrictions.

PARCEL THREE: A certain lot or parcel of land situated on the northerly side of Columbia Road in said Waterville, bounded and described as follows, to wit:

Starting at a point in the northerly line of Columbia Road, which is the southeast corner of the lot described as Parcel One above which was conveyed by deed of Francis Rancourt, dated October 30, 1950 and recorded in the Kennebec County Registry of Deeds in Book 894, Page 294; thence to the east along the northerly line of Columbia Road, a distance of twenty-five (25) feet to the point; thence to the north, at right angles, and parallel to the easterly line of Parcel One described above, a distance of one hundred twenty-one and thirty-three tenths (121.33) feet to a point where the northerly line of land of Parcel One would intersect, if extended easterly; thence to the west at right angles to the line last drawn, a distance of twenty-five (25) feet to the northeast corner of Parcel One above; thence to the south along the east line of land of Parcel One, a distance of one hundred twenty-one and thirty-three tenths (121.33) feet to the point of beginning.

The above described parcel of land is subject to the restrictive covenants applicable to Parcel Two in this deed.

Being all and the same premises acquired by Julianna L. Williams by Warranty Deed from Shawn R. Poulin dated June 5, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5373, Page 298.

WITNESS my hand and seal this 29th day of November, 2001.

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord

Julianna L. Williams  
Julianna L. Williams

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: November 29, 2001



Then personally appeared the above named Julianna L. Williams and acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord  
Notary Public

Print

Name:

WILLIAM P. DUBORD  
Attorney At Law  
Notary Public

My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2001 DEC -3 AM 9:00

ATTEST: Theresa R. Mann  
REGISTER OF DEEDS